

LAND DISPOSITION POLICIES
& PROCEDURES FOR

PARCELS TO BE DISPOSED OF
FOR REHABILITATION
(as revised)

BOSTON REDEVELOPMENT AUTHORITY

September 16, 1964

PREFACE

A key element in the successful rehabilitation of the residential neighborhoods covered by the Boston Development Program is the ability of the program to guarantee that all buildings will be rehabilitated in accordance with the standards set forth in the Urban Renewal Plan.

I BASIS FOR ACTION

In accordance with the Washington Park Urban Renewal Plan, Chapter IV Property Acquired or to be Acquired, Section 402: Special Conditions, provides as follows:

Property not designated for acquisition as shown on Map 1, may be acquired by the Boston Redevelopment Authority (1) if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, (2) for the purpose of undertaking rehabilitation demonstrations to encourage rehabilitation by private owners and other parties in interest; and

Section 403: Use of Property Acquired Under Special Conditions, provides as follows:

The Boston Redevelopment Authority may clear where necessary, and sell or lease for redevelopment, renewal, or rehabilitation, or retain for rehabilitation and subsequent disposition, all or any portion of that property which it has acquired under the special conditions set forth in Section 402. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

II OBJECTIVES

The objectives of the Authority in acquiring salvable buildings in rehabilitation areas and reselling these buildings to developers are:

1. Encouragement of a higher owner-occupant ratio within the Washington Park Urban Renewal Area.
2. Provisions of additional relocation housing resources.

3. Provision of attractive, decent, safe housing at prices comparable to, or lower than, those prevalent in 221 (d) (3) housing.
4. Improvement of the quality of individual properties and living conditions.
5. Assurance to owners of property in the Washington Park Urban Renewal Area that their investments in rehabilitation will be protected.
6. Demonstration of individual properties to illustrate the kinds and methods of rehabilitation that are practicable in the area or for certain types of properties.

III

GENERAL ANNOUNCEMENT OF AVAILABILITY AND PREQUALIFICATION OF DEVELOPERS

The Authority will undertake to notify all interested developers that the Authority is to dispose of a number of buildings in the Washington Park Urban Renewal Area for rehabilitation in accordance with the procedures herein set forth, during 1964-65. This announcement, by general newspaper publication, shall contain the following information:

1. A brief description of the program.
2. All interested developers shall submit a letter indicating their interest in the proposal and their qualifications to undertake this work. Materials to be submitted are as follows:
 - a. Developer's name and address.
 - b. Indication whether the developer is a displaced family.
 - c. If developer is a contractor,
 1. List contracts now on hand, including a schedule indicating amount of each contract, nature of work and completion date.
 2. A summary of developer's previous experience, if any, indicating buildings previously remodeled or managed,

location, the cost, financing arrangements, architect and contractor, and references in regard to each development.

3. Financial statements of corporation or principals, together with bank references and a statement of funds available from all sources to undertake this project; and certified financial statements;

- c. In cases where the developer is an individual not in business, he (she) must indicate whether or not he (she) has any past due obligations owed to or insured by any agency of the Federal Government.

All developers found qualified to undertake rehabilitation projects by the Authority on the basis of materials submitted shall be so informed promptly, and shall form a pool of rehabilitation developers to be used by the Authority during 1964-65. There will be no cut-off date for submitting letters of interest. Additional interested developers will be added to the pool upon written request and after prequalification.

In determining a developer's qualifications, the Boston Redevelopment Authority will give preference according to the following priorities:

- Class A. Occupant of the building to be rehabilitated, provided that the occupant is not the former owner;
- Class B. Displacee from the project area who desires to be an owner-occupant in the building to be rehabilitated;
- Class C. Tenant from within the project area who desires to be an owner-occupant;
- Class D. Other displacees from outside the project area who desire to be owner-occupants;
- Class E. Other tenant families from outside the project area who desire to become owner-occupants;
- Class F. Others

IV

SPECIFIC PARCEL AVAILABILITY

As specific buildings in the Washington Park Urban Renewal Area become available for disposition activities, all Class A qualified rehabilitation developers will be so notified. In the event that no developer in Class A is interested in the specific building involved, Class B developers will be notified. Each class will follow in succession until building is disposed.

All developers interested in submitting a proposal for a site must furnish the following materials:

1. Statements by the developer that he agrees:
 - a. To pay the price for land and building situated thereon as established by the Authority.
 - b. To the terms and conditions of the proposed Land Disposition Agreement.
 - c. To comply with the timetable established by the Authority.
 - d. To rehabilitate the property in accordance with the plans and specifications developed by the Authority's staff.
 - e. To consult with the Authority's staff if developer desires to do additional remodeling.
 - f. To state the name of the general construction contractor or contractors to be used.
 - g. That the amount of work to be done will be incorporated in any Land Disposition Agreement to be executed by the Authority and the developer, and will constitute binding elements to the agreement.
 - h. To submit management proposals once buildings are rehabilitated if the Authority deems it appropriate.

V

REVIEW OF MATERIALS

On behalf of the Authority, the Development Administrator will acknowledge receipt of the submission and will evaluate each prospective developer's qualifications, including credit and community references.

HHFA Form H-6004A will be submitted to the Federal Agency for review and comment as to the acceptability of each developer.

Following such evaluation, the Development Administrator will recommend to the Authority qualified developers to undertake proposed developments. After receipt of this recommendation, the Authority will select a developer. All developers who have submitted proposal letters will be notified of the decision by letter promptly.

VI
DISPOSITION

Disposition shall be by contract in the form prescribed by the Authority and made available to all qualified developers. The following procedures will be followed:

1. Proposal Letter. At the time of selection of the developer, the developer shall submit immediately a Proposal Letter, which upon acceptance by the Authority shall constitute final approved selection of the developer. The letter shall be in a form prescribed by the Authority and shall restate the agreement of the developer to the conditions of disposition, the Land Disposition Agreement, and the proposed time schedule and stating plan, if any.
2. Good Faith Deposit. A good faith deposit of not less than \$100.00 in cash shall be made by the developer at the time of acceptance of the Proposal Letter by the Authority. This deposit shall be forfeited if the developer fails to execute the Land Disposition Agreement within the time specified by the Authority. The deposit shall be returned if the Authority is unable to proceed with disposition, or proportionally upon the conveyance of the land. The Authority shall not be under any obligation to invest or reinvest any deposit. The Land Disposition Agreement will be executed at a time specified by the Authority in accepting a Proposal Letter. The execution of the Agreement will be subsequent to all required Federal, State and City approvals.

VII
GENERAL PROVISIONS

1. Conformity with Federal, State and Local Laws

All aspects of land disposition in the Washington Park Urban Renewal Area shall be carried out in full conformity with the spirit and letter of applicable Federal, State and local laws. The omission in this policy statement of inclusive references to all facets of such laws does not relieve either the Authority or the redeveloper of responsibility in this regard.

2. Conflicts of Interest

All prospective redevelopers must make full disclosure in forms to be provided by the Authority of any potential conflict of interest between the redeveloper and his employer or partners and the Authority and its employees which may arise by reason of family, business, partnership or other associations. Wilful failure to make such disclosure at the time provided may be grounds for rejection of the redeveloper. On the other hand, full disclosure in accordance with the spirit of this policy will not of itself preclude the redeveloper from participation.

3. Waivers and Appeals

It is not the intention of the Authority to amend or otherwise revise the policies and procedures herein set forth. However, the Authority reserves the right to make such waivers regarding procedural aspects only as it deems necessary from time to time. All such waivers shall apply equally to all redevelopers concerned with any parcel.

August 13, 1964

Washington Park Urban Renewal Area
Boston Redevelopment Authority

PROPOSED NOTICE OF AVAILABILITY

BOSTON REDEVELOPMENT AUTHORITY

REHABILITATION OPPORTUNITIES

Buildings for Rehabilitation in Washington Park - Roxbury

Several buildings will soon become available in the Washington Park Urban Renewal Area for rehabilitation in accordance with the provisions of the Urban Renewal Plan. The buildings will be mostly two- or three-dwelling unit frame structures and scattered throughout the urban renewal area. Interested sponsors and developers should submit expressions of interest in these buildings to the Boston Redevelopment Authority, Edward J. Logue, Development Administrator, City Hall Annex, Boston 8, Massachusetts.

Material to be submitted by developer: Name, address, whether displaced by urban renewal activities, and if applicant is a contractor; corporate organization, principal officer and financial backers; previous development experience (location, cost, architect, contractor and references); financial statements, bank references, statement of available funds; history of organization; and names of contractors to be used.

All letters of interest will be reviewed by the Development Administrator, who will submit recommendations for selection procedures to the Authority.

BOSTON REDEVELOPMENT AUTHORITY

Msgr. Francis J. Lally, Chairman
Stephen E. McCloskey, Vice Chairman
James G. Colbert, Treasurer
Melvin J. Massucco, Assistant Treasurer
George P. Condakes, Member

Edward J. Logue, Development Administrator

September 16, 1964

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Boston Redevelopment Authority

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September 16, 1964

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: DISPOSITION POLICIES AND PROCEDURES FOR ACQUIRED
BUILDINGS SOLD FOR REHABILITATION / AUTHORIZATION
TO PUBLISH NOTICE OF AVAILABILITY

A key element in a program to rehabilitate residential neighborhoods is a guarantee that all buildings within urban renewal areas will be rehabilitated in accordance with the rehabilitation standards set forth in the urban renewal plans which cover these areas. Accordingly, Section 402 of the Urban Renewal Plan for the Washington Park Area provides for the acquisition of properties in rehabilitation areas (1) if such property is not made to conform to the Plan's rehabilitation standards, and (2) for undertaking rehabilitation demonstrations; furthermore, Section 403 of the Plan provides for clearance, where necessary, and the sale or lease for rehabilitation, or retention for rehabilitation and subsequent disposition, all or any portion of a property acquired by the Authority under Section 402.

The Authority has acquired from the City of Boston all tax-foreclosed properties in rehabilitation sections of the Washington Park Area. Also, a number of property owners in rehabilitation sections of the Washington Park Area have requested in writing that the Authority acquire their properties because they either cannot or will not rehabilitate. It is very likely that in the near future the Authority will acquire some properties in rehabilitation areas. Some of the buildings on these properties, as well as on tax-foreclosed properties, have deteriorated to where they are not salvable and must be demolished; on the other hand, a majority of these buildings are rehabilitable.

I am proposing that the Authority adopt the attached policy for disposing of salvable buildings which it has acquired in rehabilitation areas to developers for purposes of rehabilitation. The salient features of the policy are outlined below.

Objectives. The objectives of the policy are (1) to encourage a higher owner-occupancy ratio; (2) to provide additional relocation resources; (3) to provide housing at rentals and prices comparable to, or lower than, those made possible in newly constructed buildings under the 221(d)(3) program; (4) to improve neighborhoods; (5) to assure property owners in the Washington Park Area who have rehabilitated their properties that their investments are protected; and (6) to demonstrate rehabilitation techniques.

Procedure. The following procedure is proposed by the policy: (1) publication of a general announcement of availability of buildings to be sold for rehabilitation; (2) determination of eligible developers as specific parcels become available; and (3) selection of developers by the Authority.

Priorities. Developers are to be selected in accordance with the following priorities which are designed to promote the objectives of the policy: (1) occupant of building to be rehabilitated where he is not the former owner of the property; (2) displaced family who desires to become an owner-occupant; (3) tenant family who desires to become an owner-occupant; (4) others who are interested in rehabilitating the property.

Selling Price. The selling prices of properties to be sold for rehabilitation are to be based on re-use appraisals secured by the Authority.

I am recommending that the "Disposition Policies and Procedures for Parcels to be Disposed of for Rehabilitation" presented at this meeting be adopted, and that the Development Administrator be authorized to publish a general announcement of availability of buildings to be sold for rehabilitation.

